

095.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,100,900 / 1,100,900

USE VALUE: 1,100,900 / 1,100,900

ASSESSED: 1,100,900 / 1,100,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MONNIN-BROWDER WILLIAM	
Owner 2: MONNIN-BROWDER ELIZABETH E	
Owner 3:	

Street 1: 46 OLD MYSTIC ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TASSONE PASQUALE & HELENE/TR -

Owner 2: HELENE & PASQUALE TASSONE 2015 -

Street 1: 46 OLD MYSTIC STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 12,543 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Brick Veneer Exterior and 2497 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12543		Sq. Ft.	Site		0	70.	0.63	4									557,405						557,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							12543.000		538,400		5,100		557,400		1,100,900							
Total Card							0.288		538,400		5,100		557,400		1,100,900		Entered Lot Size					
Total Parcel							0.288		538,400		5,100		557,400		1,100,900		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		440.84		/Parcel:		440.8		Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED										
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										095.0-0002-0001.0		Prior Id #1: 62121										
2020	101	FV	646,200	5100	12,543.	557,400	1,208,700	1,208,700	Year End Roll			12/18/2019	Prior Id #2:									
2019	101	FV	483,100	5100	12,543.	557,400	1,045,600	1,045,600	Year End Roll			1/3/2019	Prior Id #3:									
2018	101	FV	483,100	5100	12,543.	477,800	966,000	966,000	Year End Roll			12/20/2017	Prior Id #1:									
2017	101	FV	483,100	5100	12,543.	445,900	934,100	934,100	Year End Roll			1/3/2017	Prior Id #2:									
2016	101	FV	483,100	5100	12,543.	382,200	870,400	870,400	Year End			1/4/2016	Prior Id #3:									
2015	101	FV	471,600	5100	12,543.	342,400	819,100	819,100	Year End Roll			12/11/2014	ASR Map:									
2014	101	FV	471,600	5100	12,543.	316,900	793,600	793,600	Year End Roll			12/16/2013	Fact Dist:									
2013	101	FV	471,600	5100	12,543.	302,200	778,900	778,900				12/13/2012	Reval Dist:									

SALES INFORMATION										TAX DISTRICT		ACTIVITY INFORMATION									
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name								
TASSONE PASQUAL	1547-89	1	7/31/2019		1,100,000	No	No			11/15/2018	Meas/Inspect	CC	Chris C								
TASSONE PASQUAL	1468-31		3/5/2015	Convenience		1	No	No		2/17/2009	Meas/Inspect	189	PATRIOT								
	1007-129		12/1/1985		270,000	No	No	Y		10/30/2000	Hearing Chag	163	PATRIOT								
										11/9/1999	Mailer Sent										
										10/18/1999	Measured	264	PATRIOT								
										9/6/1991		JK									

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

